



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 02/20/2026

PROPERTY INFORMATION	
<b>Folio</b>	03-4108-009-1710
<b>Property Address</b>	222 PHOENETIA AVE CORAL GABLES, FL 33134-0000
<b>Owner</b>	RSHB LLC
<b>Mailing Address</b>	2000 PONCE DE LEON BLVD STE 651 CORAL GABLES, FL 33134
<b>Primary Zone</b>	3801 MULTI-FAMILY MED DENSITY
<b>Primary Land Use</b>	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
<b>Beds / Baths /Half</b>	8 / 8 / 0
<b>Floors</b>	2
<b>Living Units</b>	8
<b>Actual Area</b>	6,098 Sq.Ft
<b>Living Area</b>	6,098 Sq.Ft
<b>Adjusted Area</b>	5,478 Sq.Ft
<b>Lot Size</b>	8,250 Sq.Ft
<b>Year Built</b>	1925

ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$1,485,000	\$1,237,500	\$1,237,500
<b>Building Value</b>	\$263,672	\$316,234	\$132,500
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,748,672	\$1,553,734	\$1,370,000
<b>Assessed Value</b>	\$1,608,701	\$1,462,456	\$1,329,506

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
<b>Non-Homestead Cap</b>	Assessment Reduction	\$139,971	\$91,278	\$40,494

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
CORAL GABLES DOUGLAS SEC PB 25-69
LOT 4 & E25FT OF LOT 3 BLK 19
LOT SIZE 75.000 X 110
OR 16472-1216 0694 4
COC 22653-0559 09 2004 6



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,608,701	\$1,462,456	\$1,329,506
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,748,672	\$1,553,734	\$1,370,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,608,701	\$1,462,456	\$1,329,506
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,608,701	\$1,462,456	\$1,329,506

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/23/2015	\$100	29478-3864	Corrective, tax or QCD; min consideration
11/24/2014	\$1,650,000	29407-3169	Qual on DOS, multi-parcel sale
05/21/2010	\$695,000	27298-0780	Qual by exam of deed
09/01/2004	\$675,000	22653-0559	Other disqualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

List of service addresses for 222 Phoenetia Ave

<b><u>OWNER (PA ADDRESS)</u></b>	<b><u>OWNER (ALL SUNBIZ ADDRESSES)</u></b>
RSHB LLC 50 MINORCA AVE, STE 1006 CORAL GABLES, FL 33134-4565	RSHB LLC C/O GRANT SOUVIRON REGISTERED AGENT 1825 PONCE DE LEON BLVD, STE 97 CORAL GABLES, FL 33134-4418



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Permits and Inspections: Search Results

Logon Help Contact

**New Permit Search**

**Permit Search Results**

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PS-18-09-2352	09/12/2018	222 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE 1 DEAD GUMBO LIMBO TREE	final	09/12/2018	09/12/2018	0.00
PS-16-10-6667	10/18/2016	222 PHOENETIA AVE	TREE REMOVAL/MITIGATION	SEA GRAPE TREE REMOVAL/RELOCATION APPROVED. OWNER WILL PLANT TWO (2) PODOCARPUS TREES	approved			35.00
RC-16-01-2717	01/26/2016	222 PHOENETIA AVE	BLDG RECERT / CRB	CONSTRUCTION REGULATION BOARD CASE #16-472 UNSAFE STRUCTURES FEE	final	06/21/2016	06/22/2016	0.00
PS-15-04-4164	04/07/2015	222 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD GUMBO LIMBO TREE	final	04/07/2015	04/07/2015	0.00
PJ-15-02-0444	02/09/2015	222 PHOENETIA AVE	PUBLIC RECORDS SEARCH	REQ A CD COPY OF PERMITS 1277 18204	final	02/09/2015	02/09/2015	0.00
PJ-15-01-1261	01/28/2015	222 PHOENETIA AVE	PUBLIC RECORDS SEARCH	REQ COPY OF PERMIT 1277	final	01/28/2015	01/28/2015	0.00
CE-14-11-4349	11/18/2014	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	11/26/2014	11/26/2014	0.00
ZN-14-10-2441	10/08/2014	222 PHOENETIA AVE	PAINT / RESURFACE FL / CLEAN	PRESSURE CLEAN AND PAINT EXTERIOR WALLS SW 6093 FAMILIER BEIGE (BEIGE) AND TRIM AND DOORS SW 6364 EGGWHITE (OFFWHITE) \$2000	final	10/24/2014	11/25/2014	0.00
CE-14-09-3166	09/24/2014	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	POSTED TRASH/PROPERTY MAINTENANCE NOTICE	final	09/24/2014	09/24/2014	0.00
PS-14-05-2628	05/08/2014	222 PHOENETIA AVE	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD GUMBO LIMBO TREE	final	05/08/2014	05/08/2014	0.00
CE-13-05-1167	05/20/2013	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT11832 SEC 54-27 CITY CODE (DOP) GARAGE SALE SIGN PLACED ON POLE ON PONCE/SW 8 ST CERT MAIL 91 7108 2133 3932 6023 5149	final	05/20/2013	05/20/2013	0.00
CE-12-07-1721	07/27/2012	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	07/30/2012	07/30/2012	0.00
CE-11-11-6255	11/23/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41040 SEC 54-154 CITY CODE (DOP) APT 1 PLACED TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA AVE. MUST REMOVE. PREVIOUSLY CITED 3/8/10, 12/15/10, 9/20/11, 11/23/11, & 10/4/11	final	11/23/2011	06/18/2012	0.00
CE-11-11-6254	11/23/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41039 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 2 DAYS PRIOR TO SCHEDULED P/U - HOUSEHOLD GARBAGE MAY NEVER BE PLACED ON RIGHT OF WAY. MUST REMOVE. PREVIOUSLY CITED 12/15/10, 9/20/11 & 10/4/11	final	11/23/2011	04/26/2012	0.00
CE-11-10-5992	10/04/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41125 SEC 54-154 CITY CODE (DOP) PLACED TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA AVE (APT 1). MUST REMOVE. PREVIOUSLY CITED 12/15/10 & 9/20/11	final	10/04/2011	04/27/2012	0.00
CE-11-10-5991	10/04/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41124 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED P/U (APT 1). PREVIOUSLY CITED 12/15/10, & 9/20/11	final	10/04/2011	04/27/2012	0.00
CE-11-09-6681	09/20/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41112 SEC 54-154 CITY CODE (DOP) TRASH ON RIGHT OF WAY ABUTTING 230 PHOENETIA - APT 1 - MUST REMOVE - PREVIOUS WARNING ISSUED 12/15/10	final	09/20/2011	07/27/2012	0.00
CE-11-09-6680	09/20/2011	222 PHOENETIA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41111 SEC 54-153 CITY CODE (DAY) TRASH ON RIGHT OF WAY 3 DAYS PRIOR TO SCHEDULED PICK UP - APT 1 - MUST REMOVE - PREVIOUS WARNING 12/15/10	final	09/20/2011	11/07/2011	0.00
CE-10-12-4316	12/15/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT8845 SEC 54-154 CC (DOP) TRASH PLACED IN SWALE OF 230 PHOENETIA - PROHIBITED. MUST REMOVE. MAY ONLY PLACE TRASH IN FRONT OF 222 PHOENETIA.	final	12/15/2010	12/15/2010	0.00
CE-10-12-4314	12/15/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT8844 SEC 54-153 CC (DAY) TRASH ON SWALE 2 DAYS PRIOR TO SCHEDULED P/U.	final	12/15/2010	12/15/2010	0.00
ZV-10-09-4871	09/22/2010	222 PHOENETIA AVE	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER FOR THE PROPERTY LOCATED AT 222 PHOENETIA AVE (FOULDRIP04108091710)	final	09/22/2010	09/22/2010	0.00
CE-10-09-4702	09/20/2010	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (222 PHOENETIA AVE.)	final	09/22/2010	09/22/2010	0.00
CE-10-04-4016	04/13/2010	222 PHOENETIA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH (222 PHOENETIA AVE.)	final	04/16/2010	04/16/2010	0.00
CE-10-03-3474	03/08/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT4053 SEC CH 54-154 (DOP) CC PLACED TRASH IN FRONT OF 230 PHOENETIA. MAY ONLY PLACE TRASH IN FRONT OF 222 PHOENETIA.	final	03/08/2010	03/09/2010	0.00
CE-10-03-3472	03/08/2010	222 PHOENETIA AVE	CODE ENF WARNING PROCESS	WT4052 SEC CH 54-153 (DAY) CC TRASH OUT 4 DAYS PRIOR TO SCHEDULED PICK UP. MUST REMOVE.	final	03/08/2010	03/09/2010	0.00

The City's online services are protected with an SSL encryption certificate. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



## The City of Coral Gables

Development Services Department  
CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

June 22, 2016

RSHB LLC  
2000 Ponce de Leon Boulevard, Suite 651  
Coral Gables, Florida 33134

### LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

**ADDRESS: 222 Phoenetia Avenue**  
**PROPERTY FOLIO #: 03-4108-009-1710**

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above structure has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from **2015**. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official

City's Exhibit #4



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2024

RSHB LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

**VIA CERTIFIED MAIL**

7022 2410 0002 9151 7728

**RE:** 222 PHOENETIA AVE  
**FOLIO #** 03-4108-009-1710  
Process Number TBD

**\*\*\*COURTESY 1-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2025**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energopub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

You can access your online process using the process number provided above at the following link:

<https://coralgablesfl-energopub.tylerhost.net/Apps/SelfService#/myWork?tab=MyPermits>

**The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be paid online at the following link:**

<https://coralgablesfl-energopub.tylerhost.net/Apps/SelfService#/payinvoice>

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

1/31/2025

RSHB LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

**VIA CERTIFIED MAIL**

9589 0710 5270 1801 7202 24

**RE: 222 PHOENETIA AVE**  
**FOLIO # 341080091710**

Notice of Required Inspection For Recertification of Building  
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1925. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

Threshold buildings (i.e. buildings greater than 3 stories or greater than 50 ft tall, or with an Assembly Occupancy > 5000 s.f. & Occupant load > 500 people) shall be recertified by Structural and Electrical Professional Engineers only. Self-qualification letters will be required with proof of DBPR structural and electrical specialization.

Any buildings that are not threshold buildings may be recertified by any Florida Registered Architect or Professional Engineer and self-qualification letters will not be required.

If no deficiencies are identified, the structure will only be recertified once the reports and forms have been submitted and approved.

If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

Proprietary or modified recertification forms from the inspectors will not be accepted. Only current municipal recertification forms will be accepted. The Architect or Engineer shall obtain the required Forms from the following link:

<https://www.miamidade.gov/global/economy/building/recertification.page>.

If this is your first time using the online system, please register at the following link:

<https://coralgablesfl-energovpub.tylerhost.net/Apps/selfservice/CoralGablesFLProd#/register>

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Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification. Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES  
Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FL 33134

2/1/2023

**VIA CERTIFIED MAIL**

RSHB LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

7021 1970 0000 4015 9156

**RE:** 222 PHOENETIA AVE  
**FOLIO #** 341080091710  
Process Number   **TBD**  

**\*\*\*COURTESY 2-YEAR NOTICE\*\*\***

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

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If deficiencies are identified, they shall be reported to the Building Official within 10 days, or within 24 hours if there is an immediate danger identified. A completed report shall be submitted to this Department. In addition, a structural and/or electrical affidavit from the inspector will be required, with additional affidavits every 180 days, as needed so that the building can continue to be occupied while repairs are carried out. The Building Official is able to grant an extension of one hundred fifty (150) calendar days from the due date or the date the deficiencies were identified (whichever is sooner) to allow time to obtain the necessary permits and perform the repairs. The structure

will only be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice and a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

Please contact Douglas Ramirez at [dramirez@coralgables.com](mailto:dramirez@coralgables.com) regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.  
Building Official



## CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

5/1/2025

### VIA CERTIFIED MAIL

7020 1290 0001 5682 8290

RSHB LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL. 33134

**RE:** 222 PHOENETIA AVE  
**FOLIO #** 341080091710

Notice of Required Inspection For Recertification of Building – **OVERDUE NOTICE**  
Process Number **RECT-xx-xxxx**

Dear Property Owner:

In a certified letter dated 1/31/2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

**Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.**

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Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.  
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT  
427 BILTMORE WAY  
CORAL GABLES, FL 33134

June 18, 2025

Via Certified Mail

7020 2450 0001 8406 0331

RSHB LLC  
2000 PONCE DE LEON BLVD STE 651  
CORAL GABLES, FL 33134

**RE: 222 PHOENETIA AVE**  
**FOLIO # 03-4108-009-1710**  
Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated January 31, 2025, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated May 1, 2025 informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

As of this date, the completed Report has not been submitted and the **structure remains unsafe** due to non-compliance. Please be advised the matter will be forwarded to the City's Construction Regulation Board ("Board"); a \$600.00 Administrative Fee will be imposed once the Case is scheduled. The Board may impose additional fines of \$250.00 for each day the violation continues, may also enter an order of revocation of the Certificate of Occupancy and/or demolition and assess all costs of the proceedings along with the cost of demolition and any other required action for which the City shall have a lien against the Property Owner and the Property. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Analyn Hernandez at [ahernandez2@coralgables.com](mailto:ahernandez2@coralgables.com) if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez, P.E.  
Building Official

**BEFORE THE CONSTRUCTION REGULATION BOARD**  
**FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,  
Petitioner,

Case No. 26-1226

vs.

Certified Mail Return Receipt & Via USPS Regular Mail  
9589 0710 5270 1750 3198 14

RSHB LLC  
50 Minorca Ave, Ste 1006  
Coral Gables, FL 33134-4565  
Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: April 2, 2026

Re: 222 Phoenetia Ave, Coral Gables, FL 33134, Lot 4 & E 25 ft of Lot 3 Blk 19, Coral Gables Douglas Sec PB 25-69, and 03-4108-009-1710 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 10 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Board Room, 427 Biltmore Way, 1<sup>st</sup> Floor, Coral Gables, Florida 33134, on April 13, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to, Analyn Hernandez, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

**City's Exhibit #6**

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

*Analyñ Hernandez*

Analyñ Hernandez  
Secretary to the Board

#### ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

**Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.**

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com) Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: [cfriedman@coralgables.com](mailto:cfriedman@coralgables.com), Telephone: 305- 722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

cc: RSHB LLC, C/O Grant Souviron, Registered Agent, 1825 Ponce De Leon Blvd, Ste. 97, Coral Gables, FL 33134-4418  
9589 0710 5270 1750 3198 21



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

I, Salvador Sole, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 222 Phoenetia Ave, ON 04-01-26 AT  
4:33 PM.

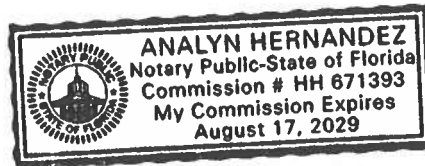
Salvador Sole  
Employee's Printed Name

[Signature]  
Employee's Signature

STATE OF FLORIDA )  
ss.  
COUNTY OF MIAMI-DADE )

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online  
notarization, this 3 day of April, in the year 2026, by  
Salvador Sole who is personally known to me.

My Commission Expires:



[Signature]  
Notary Public

City's Exhibit #7

Apr 1, 2026 at 4:33:43 PM  
222 Phoenetia Ave  
Coral Gables FL 33134  
United States

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FOR THE CITY OF CORAL GABLES**

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Apr 1, 2026 at 4:33:53 PM  
222 Phoenetia Ave  
Coral Gables FL 33134  
United States





CFN 2015R0053231  
 DR Bk 29478 Pgs 3864 - 3865f (2pgs)  
 RECORDED 01/27/2015 12:40:36  
 DEED DOC TAX 0.60  
 SURTAX 0.45  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

This Instrument Prepared By:  
 Laura L. Russo, Esq.  
 Laura L. Russo, Esq., LLC  
 2655 LeJeune Road, Suite PH 2-B  
 Coral Gables, FL 33134

Folio No: 03-4108-009-1720 & 03-4108-009-1710

**QUITCLAIM DEED**

THIS QUIT-CLAIM DEED Executed this 23 day of January, 2015, by Richard R. Souviron and Barbara C. Souviron, husband and wife, Grantor, whose post office address is 218 Phoenetia Avenue & 222 Phoenetia Avenue, Coral Gables, FL 33134, to RSHB, LLC, a Florida limited liability company, whose post office address is 2000 Ponce de Leon Blvd., Suite 651, Coral Gables, Florida 33134, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Miami-Dade State of Florida, to-wit:

**Parcel I**

**Lot 5, Block 19, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.**

**Parcel II**

**The East ½ of Lot 3 and all of Lot 4, Block 19, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.**

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, for only the proper use, benefit and profit of the said Grantees forever.

City's Exhibit #9 *2*

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day  
and year first above written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness Signature  
Grant Souviron  
Printed Name of Witness

[Signature]  
Richard R. Souviron

[Signature]  
Barbara C. Souviron

[Signature]  
Witness Signature  
CATHY GARWOOD  
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23 day of January, 2015, by  
Richard R. Souviron and Barbara C. Souviron, husband and wife, who are personally known to me  
or produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC-STATE OF FLORIDA

My Commission expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

RSHB LLC

### Filing Information

<b>Document Number</b>	L13000018967
<b>FEI/EIN Number</b>	47-1511283
<b>Date Filed</b>	02/05/2013
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF AUTHORITY 21
<b>Event Date Filed</b>	11/16/2015
<b>Event Effective Date</b>	NONE

### Principal Address

1825 PONCE DE LEON BLVD.  
Suite #97  
CORAL GABLES, FL 33134

Changed: 04/13/2022

### Mailing Address

1825 PONCE DE LEON BLVD.  
Suite #97  
CORAL GABLES, FL 33134

Changed: 06/25/2020

### Registered Agent Name & Address

Souviron, Grant  
1825 PONCE DE LEON BLVD.  
Suite #97  
CORAL GABLES, FL 33134

Name Changed: 02/27/2017

Address Changed: 04/13/2022

**Authorized Person(s) Detail****Name & Address**

Title MGR

Souviron, Grant  
1825 PONCE DE LEON BLVD.  
Suite #97  
CORAL GABLES, FL 33134

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	04/12/2023
2024	02/12/2024
2025	04/01/2025

**Document Images**

<a href="#">04/01/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/25/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/16/2015 -- CORLCAUTH</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/05/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2013 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>